

\$1,249,000 - 1403 Birch Avenue, Burlington (brant)

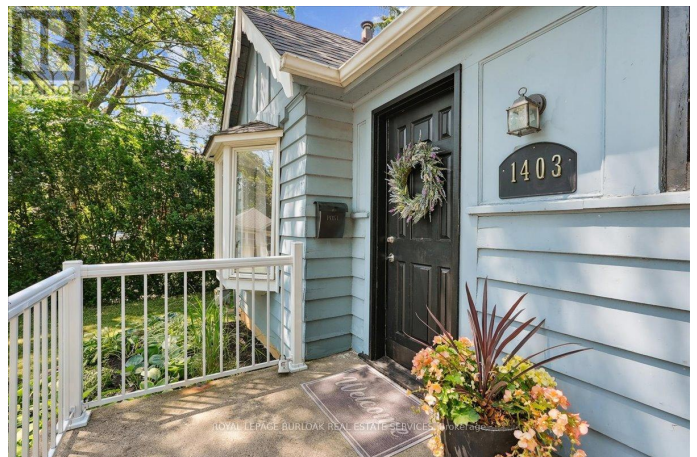
MLS® #W12313787

\$1,249,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Brant, Burlington (brant), Ontario

Charming Downtown Bungalow Steps to the Lake! Heres your chance to own a rare gem in the heart of downtown Burlington. This character-filled bungalow sits on a generous 50' x 120' lot on one of the most desirable streets in the city just a short stroll to the lake, Spencer Smith Park, boutique shops, top-rated restaurants, cozy caf  s, and the Burlington Performing Arts Centre. Whether you're a first-time home buyer, empty nester or considering condo living but without condo fees, investor or builder, this property checks every box when seeking a home in a walkable urban setting. The home is full of charm and personality, featuring exposed wood beams, brick accent walls, original hardwood flooring, large windows, and French doors that fill the home with natural light. The sunroom is the perfect spot for your morning coffee or unwind with friends on the deck overlooking your private backyard. Bonus: Parking for 6 vehicles almost unheard of downtown! Upgrades include: New roof shingles (2023), Updated electrical panel, Furnace (2015). Zoned DRL with excellent redevelopment potential. Opportunities like this don't last long in downtown Burlington. (id:6289)



Essential Information

Listing #	W12313787
Price	\$1,249,000

Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1403 Birch Avenue
Subdivision	Brant
City	Burlington (brant)
Province	Ontario
Postal Code	L7S1J2

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools
Utilities	Cable, Electricity, Sewer
Features	Wooded area
Parking Spaces	6
Parking	No Garage

Interior

Appliances	Water meter, Dryer, Stove, Washer, Window Air Conditioner, Refrigerator
Heating	Natural gas Forced air
Cooling	Window air conditioner
# of Stories	1

Exterior

Exterior	Wood
Lot Description	50 x 120 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES
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Listing information last updated on October 19th, 2025 at 9:01pm PDT